

TIMELY REAL ESTATE GOSSIP

Office Building Situation in Omaha is Favorable, with the Large Buildings Well Filled.

SO SAYS EDWARD O. HAMILTON

On retiring from office January 12, 1915, President Edward O. Hamilton of the Building Owners' and Managers' association gave an address in which he ably reviewed the office building situation in the city and the various problems that go with it, together with the building situation in the city in general. His address was in part as follows:

"The year just closed has seen but one office building completed, namely, the Saunders-Kennedy. This building contains 156 offices and seven stores. The owners are satisfied with the way the offices are being taken, and increased demand for these offices will be had with the opening of the Fontenelle hotel, which is promised in March.

"Two of our newest office and store buildings are being well taken, viz: The Baird and State Bank building. The owners of the latter being well pleased to report the offices over 95 per cent rented with only one more store to rent.

"Other office buildings are well rented, viz:

"The Woodmen of the World building reports nearly 100 per cent.

"The City National reports full at 100 per cent.

"The Omaha National reports full at 100 per cent.

"The Brandeis buildings report full at 100 per cent.

"The Bee building reports 95 per cent.

"The other office buildings are fairly well taken.

Promises for 1915.

"The coming year promises more office buildings with stories on the ground floor than has been completed for some years. The larger one, the Omaha Grain exchange at Nineteenth and Harney streets, will contain 220 offices and floor space of 40,000 square feet with large exchange room of some 3,000 square feet floor space, also seven store rooms. The offices in this building will all be taken by members of the exchange. Excavation is now being made and the contract will be let by early spring.

"The World-Herald building at Fifteenth and Farnam will be 6x12, eight stories and basement. Besides occupying the basement part, first, all of second and third floors, there will be several stores and ninety-five offices for rent, with office floor space of 25,000 square feet.

"The other building promised is that at Sixteenth and Farnam on the Myers-Dillon corner. This building will be 6x12, four stories and basement. The first floor will contain several stores. The second floor will have the large plate show windows and will contain shop and large offices to be divided as required by the tenants. The third and fourth stories will be divided into about forty-eight offices with 18,000 square feet of floor space. The three buildings will make, therefore, practically 400 ordinary sized offices with floor area of 85,000 square feet.

About Apartment Houses.

"In the number of apartment houses and rooms completed there appears to have been about the usual number. No definite figures are obtainable from the building inspector's office. Enough apartments were built, however, to supply the demand.

"Omaha is one of the detached house towns of the United States and it will require a number of years to educate its people to occupy the same percentage of apartments per population as other cities do.

"Information as to the number of apartments to be built during the coming year is difficult to obtain, prospective builders being held back on account of the condition of the money markets.

"Real estate loan agents report that some loans are being made, and there is a prospect of somewhat easier and cheaper money within sixty or ninety days.

Many New Dwellings.

"In the neighborhood of 800 dwellings were constructed in this city during the last year. This, together with the double house flats and apartments, will approximate 1,200 dwelling places, which will take care of an additional population of 3,500 people.

"Omaha received quite a lot of favorable advertising at the National Convention of Building Owners and Managers, which met in Duluth last July. The Omaha delegates presented their advantages for the 1915 national convention and was listened to with marked interest, which, like the proverbial bread being cast upon the water, will return after many days. In other words, the prominence gained in Duluth will do us much good when we go after the national convention in the near future.

Loomis Secretary.

"At this national convention, our Mr. Howard Loomis had the honor of being elected as executive secretary of the convention, and a month later was appointed National Secretary of the Building Owners and Managers association. This honor was well deserved, as there is not a more capable and efficient man in our whole national association to fill this or any office within the gift of the association.

"About two weeks after the convention at Duluth, Mr. Louis Daly, representing the Equitable building of New York, was entertained by our association, he being on a tour of inspection and gathering information on the office buildings, planning space, and management in the principal cities of the country. He paid a high compliment to the class of office building in Omaha, as well as the efficient management.

"I personally, with several Omaha members, visited a number of office buildings in St. Paul and Minneapolis last July and found at least five of our Omaha buildings for more modern and in advance of any buildings in arrangement and management in the above mentioned cities.

"The steam coal situation has been satisfactory so far this season, there being plenty of coal in the market at fair price. It is a fact that the margin of profit to the dealer is very reasonable, therefore there is no immediate need of our association establishing an association coal yard, which was talked of some two years ago."

Henry Fedde Buys The Richards Farm

Henry Fedde, who recently sold his forty-acre farm, has just purchased the Jesse B. Richards eighty acres, situated in the western part of Douglas county. The consideration named is something less than \$5,000. Mr. Fedde expects to get possession of the farm, March 1, and turn it for the year 1915. The Orin S. Merrill company of South Omaha, handled the deal.

Second Unit of the Old Post Dairy is To Be Platted Soon

Another 120 acres of the old Post dairy farm is to be platted into acre farms and placed on the market in the early spring.

Hastings & Heyden are getting ready to plat the second unit of this tract, which adjoins Benson on the west. The first unit of eighty acres was platted last fall, also roadways completed and partly sold. As the outlook is good for the spring demand for suburban acreage, the firm decided to lay out another 120 acres into acre farms. This will be half of the farm which will be platted, excepting forty-acre tract where the big dairy buildings and the Post home are located, which will be kept together until some future time. The remaining 20 acres will not be subdivided until some time in the future. Many trees will be planted early in the spring along the driveways. Thousands of yards of dirt will be moved to make the tract attractive. The tract will be known as Benson Gardens and will be sold in tracts of one or more acres on the easy payment plan.

NEW APARTMENT HOUSE TO BE FOR SMALL FAMILIES

A new \$35,000 apartment is to be built at Twenty-eighth and Dewey avenue by J. H. Elmwood. Work has already begun on the structure. H. D. Frankfort is the architect who designed it. This apartment house is to be suitable for small families. That is the general plan to be carried out throughout the construction. It is within walking distance of the business part of the city. It is a desirable location, and the plan is to arrange nice apartments that can be rented at a reasonable price. Each apartment is to be supplied with a living room, a dining room, which is to serve also as a bedroom, since it is to be furnished with a Murphy "In-a-Door" wall bed. Each apartment is supplied also with a kitchenette, which is to be equipped with a gas range, refrigerator, china case, work table, sink and all that goes with an up-to-date kitchen. A main corridor is provided in the center of the building. The building is to be steam-heated. Hastings & Heyden are to have charge of the building.

SHERMAN APARTMENTS HANDLED BY PETERS TRUST

The Peters Trust company has just acquired the agency for the Sherman apartment house, located on Sherman avenue and Madison avenue. This is one of the best and most desirable apartment houses in the city. It has five and six-room apartments, with large, light rooms. Fifty per cent of the tenants have been there over three years, two tenants have been there six years and one eighteen years.

Pendergast Farm Sold.

A strip of 30 acres of the 400-acre farm of Mrs. Bridget Pendergast, has recently been sold for \$21,000, through the Orin S. Merrill company of South Omaha, to John Amburst. The farm is in the western part of Sarpy county, three and one-half miles north and west of Gretna. The sale is for March delivery, although it is already rented for 1915.

"The Flora" Completed.

The new apartment house built by Louis Rubin at 26th Jones street, is now completed. It is known as the Flora. The owner has placed it in the hands of A. P. Tukey & Son to be handled by this firm. It has twelve apartments of from three to six rooms. The building is a three-story brick, all modern and equipped with the most up-to-date equipment of modern apartment houses.

Chicago Proposes to Start Municipal Jitney Bus Line

CHICAGO, Jan. 15.—Three million dollars for the purchase of municipal motor buses was ordered included in the annual appropriation bill by the finance committee of the city council last night.

The appropriation, if approved by the council, will be used for the purchase and operation of single decked buses as a means of relieving traffic congestion on the surface and elevated lines. It is planned to charge 5-cent fares on the motor buses.

SAN FRANCISCO, Cal., Jan. 15.—A. M. Mortenson, traffic manager for the Panama-Pacific International exposition, announced today that whatever remained unsolved in the problem of transporting visitors to and from the grounds would be settled by "Jitney buses."

After a conference with the "Jitney bureau" organization, he said that 2,000 buses would be put on the exposition run and that these easily could handle 20,000 passengers an hour.

SCHESHAY CHARGED WITH VIOLATING TRAFFIC RULES

City Abstractor Wood Hartley has filed three complaints against Lewis Scheshay, Carter lake tobacconist, who is charged to have not paid attention to official notice to stop his heavy wagons from crossing boulevards.

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OMAHA VAN & STORAGE CO.

806-818 South Sixteenth St.

BIG BOOM FOR FARM LANDS

Good Prices for Products and Enormous Demand Expected to Start Real Estate Moving.

TIME RIFE FOR ADVERTISING

"This year ought to turn out a record breaker for railroads, corporations and all others who have farm lands for sale. Not only will they be in a position to dispose of all available land they wish to sell, but they will also be able to secure good prices," says the Mail Order Journal.

"Conditions have made the outlook for farm lands sales exceptionally bright. It is a well-known fact that big crops, which enrich the farmer are always followed by a substantial demand for farms. It will be more so this year on account of the high prices of all cereals and garden products and the disturbed industrial conditions, which have existed in most manufacturing districts of the country.

"To the tolling masses in the large and over-crowded cities, the farmer looks as the embodiment of plenty and contentment—and as a living appeal to all in the larger cities, where they are struggling hard to eke out a living, to seek peace and plenty in agricultural pursuits. This year our farmers will not be lured into Canada, which feels the effect of the war as heavily as if it were an European country.

"Immigrants from Europe and especially from the German speaking countries will in face of the cruel treatment accorded to Germans in the Dominion for years shun the lure of Canada and turn to the United States, where they have always met with the best neighborly treatment and encouragement. The enormous increase in this country's winter wheat acreage indicated what our farmers expect of this year.

"If it has ever paid to advertise farm land for sale, it will pay big this year, provided this advertising is done intelligently and persistently. The best medium to advertise farm lands are the classified columns of the newspapers. They have always been the best sellers of land, for it is from the cities, from which people can be induced to go to the country and to take up farming.

"The railroads, which have farm lands to sell will by extensive advertising in newspapers be doubly benefited. They will not only draw tollers to their land, but also help to increase the population of the small cities along their lines, as in times like these it is the small cities, which form the centers of agricultural districts, that offer unusual business opportunities for small traders and mechanics."

GEN. HARRIES TO SPEAK BEFORE REAL ESTATE MEN

President Harries, new head of the Omaha Electric Light and Power company, is to be invited to speak before the Omaha Real Estate exchange as soon as it is convenient for him to do so. He is to be asked to speak Wednesday of this week if he chooses. The New Year's literature he sent out touching on the spirit of co-operation that is to prevail between the lighting company and the people has attracted the attention of the real estate men, and they have decided to give him a chance to come before them and go into some detail on his proposition of co-operation.

If You



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no matter how long or how bad—go to your druggist today and get a 50 cent box of Pyramid Pile Remedy. It will give quick relief, and a single box often cures. A trial package mailed free in plain wrapper if you send us coupon below.

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Kindly send me a free sample of Pyramid Pile Remedy, in plain wrapper.

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Street

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SAFE MOVER

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1212 Farnam

PHONE DOUGLAS 353

Acreage and Vacant Lots

are considered the best investment right now

Real estate men and others believe that there will be a strong demand for acreage and vacant lots this spring and that prices will accordingly be highly satisfactory to the vendors.

One reason for such a demand is the small amount of money required and the chances of realizing an early profit. The profit may be conservative, and yet several times that which could be taken on the same money invested elsewhere.

Another advantage which appeals strongly to the average man and woman at present is the fact that these forms of property may be purchased on easy monthly payments. Money is not so easily missed.

While all kinds of Omaha real estate are splendid investments now because of the certain rise in value when conditions become more settled, the preference seems to be for acreage and vacant lots.

These properties will be safe and profitable investments next spring, but why shouldn't one take the extra profit and **buy now?** Money is not a problem, for a ten dollar bill will make the first payment on a good lot.

For the serious person, the real estate columns of today's Bee offer plenty of food for choice. When you have studied the situation, your own judgment will tell you that we state the case very conservatively

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